PERMANENT UTILITY EASEMENT

THIS INDENTURE made this __th__ day of ________________, 20__ between UPPER MANATEE 288, LLC, a Florida limited liability company, whose mailing address is 1651 Whitfield Avenue, Suite 200, Sarasota, Florida 34243, as "Grantor," and MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "Grantee,"

WITNESSETH:

THAT said Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred, and by these presents does grant, bargain, sell, and transfer unto Grantee, a nonexclusive permanent easement for ingress, egress, construction, and maintenance of a force main line including all associated lines, pipes, valves, bends, joints, manholes, facilities, equipment and appurtenances thereto, over, under, and across the property situated in Manatee County, State of Florida, more particularly described in Composite Exhibit "A" attached hereto and incorporated herein by this reference.

THAT said Grantor reserves unto itself, its heirs, successors or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes which are not inconsistent with the rights granted herein unto the Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal, the day and year above written.

SIGNATURE PAGE AND ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.
Signed, sealed, and delivered in the presence of:

[Signature]
CHRISTOPHER CHAVEZ
Name of Witness #1

[Signature]
Name of Witness #2

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ☐ th day of ☐ February, 20_ _, by Carlos M. Beruff, as President of Land Experts Inc., a Florida corporation, as Manager of Upper Manatee 288, LLC, a Florida limited liability company, on behalf of said company. He/she is personally known to me [☑] or has produced ______________________ as identification.

[Signature]
TABITHA MAE CALLIS
Notary Public - State of Florida
Commission # GG 181370
My Comm. Expires Jan 31, 2022
Bonded through National Notary Assn.

[Seal]

[Signature]
TABITHA MAE CALLIS
Name of Notary Public
My Commission Expires: Jan 31, 2022

Grantor:
Upper Manatee 288, LLC, a Florida limited liability company
By: Land Experts, Inc., a Florida corporation
Its: Manager

By: Carlos M. Beruff
Its: President
COMPOSITE EXHIBIT A

SKETCH OF DESCRIPTION

Section_19_ , Township_34_South, Range_19_East
Manatee County, Florida

DESCRIPTION (10' WIDE PUBLIC UTILITY EASEMENT)

COMMENCE AT THE WESTERNMOST CORNER OF TRACT 523, WATERLEFE GOLF & RIVER CLUB, UNIT 9, AS RECORDED IN PLAT BOOK 39, PAGE 10, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF KAY ROAD AS RECORDED IN WATERLEFE GOLF & RIVER CLUB, UNIT 5, AS RECORDED IN PLAT BOOK 37, PAGE 162, SAID PUBLIC RECORDS; THENENCE S.00°14'25"W., ALONG THE EAST LINE OF SAID KAY ROAD, A DISTANCE OF 42.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENENCE N.88°45'35"W., ALONG THE SOUTH LINE OF SAID KAY ROAD, A DISTANCE OF 198.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO LYING ON THE EAST LINE OF TRACT 900, STONEYBROOK AT HERITAGE HARBOUR SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGE 160, SAID PUBLIC RECORDS; THENENCE S.01°22'30"W., ALONG SAID EAST LINE OF TRACT 900 AND THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 62.95 FEET; THENENCE S.86°30'46"E., A DISTANCE OF 50.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET AND A CHORD BEARING S.88°07'41"E. 59.48 FEET; THENENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°13'51", A DISTANCE OF 59.49 FEET; THENENCE S.89°44'37"E., A DISTANCE OF 114.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET AND A CHORD BEARING S.88°04'50"E. 32.80 FEET; THENENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°19'35", A DISTANCE OF 32.80 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYGING ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 555.00 FEET AND CHORD BEARING S.82°56'44"E. 68.43 FEET; THENENCE CONTINUE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°56'36", A DISTANCE OF 68.47 FEET; TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.00 FEET, A CHORD BEARING S.55°16'05"E., AND A CENTRAL ANGLE OF 48°24'42", THENENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CHORD BEARING S.31°13'32"E., 0.54 FEET AND A CENTRAL ANGLE OF 0°19'37", THENENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET, A CHORD BEARING S.05°15'15"E., 34.36 FEET AND A CENTRAL ANGLE OF 52°16'12", THENENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.58 FEET; THENENCE N.20°52'51"W., A DISTANCE OF 12.00 FEET; THENENCE N.69°07'09"W., A DISTANCE OF 10.00 FEET; THENENCE N.20°52'51"E., A DISTANCE OF 12.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.00 FEET, A CHORD BEARING N.05°15'15"W. 25.55 FEET, AND A CENTRAL ANGLE OF 52°16'12"; THENENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 26.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 105.00 FEET, A CHORD BEARING N.31°13'32"W. 0.60 FEET, AND A CENTRAL ANGLE OF 0°19'37"; THENENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET, A CHORD BEARING N.55°16'05"W., AND A CENTRAL ANGLE OF 48°24'42", THENENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.18 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, A CHORD BEARING N.83°06'23"W. 70.33 FEET, AND A CENTRAL ANGLE OF 07°15'54"; THENENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.37 FEET; THENENCE N.20°52'51"E., A DISTANCE OF 10.48 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA,

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY,

CONTAINING 1544 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.

CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 63RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340  (941) 696-9938 FAX

Sheets: 1 OF 4 Scale: NONE  Drawn by: KC  FB/PG: N/A  DATE: 02/03/2020

Job: N/A
COMPOSITE EXHIBIT

SKETCH OF DESCRIPTION

Section 19, Township 34, South, Range 19 East
Sarasota County, Florida

NOTES:
1. Bearings are based on the south line of Kay Road
   being N 89°45'35" W (assumed).
2. Not valid without the signature and the original raised seal of a
   Florida Licensed Surveyor and Mapper.
3. This sketch is not complete without the description.
4. This sketch is not a survey.

LEGEND:
D CENTRAL ANGLE
R RADIUS
L LENGTH
CH CHORD
SQ FT SQUARE FEET (MORE OR LESS)

POINT OF COMMENCEMENT
WESTERNMOST CORNER OF TRACT 523
NE CORNER OF KAY ROAD

WATERLEFE GOLF & RIVER CLUB,
UNIT 5
PLAT BOOK 37, PAGE 162

POINT OF BEGINNING
SOUTH LINE OF KAY ROAD

10' PUBLIC UTILITY EASEMENT
1544 SQ FT
MORE OR LESS

PROPOSED TRACT 10

Curve Table

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<th>Length</th>
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<th>Delta</th>
<th>Chord Direction</th>
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<td>7'15&quot;</td>
<td>5'54&quot;</td>
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</tr>
</tbody>
</table>

PROPOSED PORT HARBOUR PARKWAY

STONEYBROOK AT HERITAGE HARBOUR PHASE A, UNIT 1
PLAT BOOK 39, PAGE 160

NOW OR FORMERLY PARCEL ID 546400159

GERALD D. STROOP, JR., PSM. No. 4676

SHEET 2 OF 4

Scale: 1" = 100'  Drawn by: KC  FB/PG: N/A  DATE: 02/03/2020

JOB: N/A
DESCRIPTION (15' WIDE PUBLIC UTILITY EASEMENT)

COMMENCE AT THE WESTERN MOST CORNER OF TRACT 523, WATERLIFE GOLF & RIVER CLUB, UNIT 9, AS RECORDED IN PLAT BOOK 39, PAGE 10, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF KAY ROAD AS RECORDED IN WATERLIFE GOLF & RIVER CLUB, UNIT 5, AS RECORDED IN PLAT BOOK 37, PAGE 162, PUBLIC RECORDS; THENCE S.00°14'25"W., ALONG THE EAST LINE OF SAID KAY ROAD, A DISTANCE OF 42.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N.88°45'35"W., ALONG THE SOUTH LINE OF SAID KAY ROAD, A DISTANCE OF 198.00 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO LYING ON THE EAST LINE OF TRACT 900, STONEYBROOK AT HERITAGE HARBOUR SUBPHASE A, UNIT 1, PLAT BOOK 39, PAGE 160, SAID PUBLIC RECORDS; THENCE S.91°22'30"W., ALONG SAID EAST LINE OF TRACT 900 AND THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 62.95 FEET; THENCE S.88°30'46"E., A DISTANCE OF 50.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1060.00 FEET AND A CHORD BEARING S.88°07'41"E., 59.48 FEET; THENCE EASTERNLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°13'51", A DISTANCE OF 59.49 FEET; THENCE S.89°44'37"E., A DISTANCE OF 114.83 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET AND A CHORD BEARING S.84°36'32"E., 101.13 FEET; THENCE EASTERNLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°16'11", A DISTANCE OF 101.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 54.00 FEET, A CHORD BEARING S.56°16'05"E., 44.28, AND A CENTRAL ANGLE OF 48°24'42"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 95.00 FEET, A CHORD BEARING S.31°13'32"E., 0.54 FEET, AND A CENTRAL ANGLE OF 0°19'37"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 0.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 39.00 FEET, A CHORD BEARING S.05°15'15"E., 34.36 FEET, AND A CENTRAL ANGLE OF 52°16'12"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.58 FEET; THENCE S.20°52'51"W., A DISTANCE OF 12.00 FEET, THENCE S.69°07'09"E., A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.69°07'09"E., A DISTANCE OF 15.00 FEET; THENCE N.20°52'51"E., A DISTANCE OF 14.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.56°26'56"E., 33.74 FEET, AND A CENTRAL ANGLE OF 71°08'08"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 44.00 FEET, A CHORD BEARING S.73°22'26"E., 22.20 FEET, AND A CENTRAL ANGLE OF 29°10'10"; THENCE EASTERNLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 555.00 FEET, A CHORD BEARING S.44°15'01"E., 278.18 FEET, AND A CENTRAL ANGLE OF 29°01'40"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 281.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1165.00 FEET, A CHORD BEARING S.58°22'10"E., 1116.53 FEET, AND A CENTRAL ANGLE OF 57°15'57"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1164.39 FEET; THENCE N.02°59'52"E., A DISTANCE OF 15.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1150.00 FEET, A CHORD BEARING N.58°22'10"W., 1102.15 FEET, AND A CENTRAL ANGLE OF 57°15'57"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1149.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, A CHORD BEARING N.44°15'01"W., 285.70 FEET, AND A CENTRAL ANGLE OF 29°01'40"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 288.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 59.00 FEET, A CHORD BEARING N.73°22'26"W., 29.76 FEET, AND A CENTRAL ANGLE OF 29°13'10"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 44.00 FEET, A CHORD BEARING S.56°26'56"W., 51.19 FEET, AND A CENTRAL ANGLE OF 71°08'08"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.63 FEET; THENCE S.20°52'51"W., A DISTANCE OF 14.85 FEET TO THE POINT OF BEGINNING BEING AND Lying IN SECTION 19, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS OF WAY, AND RESTRICTIONS OF RECORD, IF ANY.

CONTAINING 22925 SQUARE FEET OR 0.53 ACRES, MORE OR LESS.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THIS DESCRIPTION IS NOT COMPLETE WITHOUT THE SKETCH.

CROSS SURVEYING, L.L.C
CERTIFICATE OF AUTHORIZATION LB 0007977
3604 63RD AVENUE EAST
BRADENTON, FLORIDA 34203
(941) 748-8340 (941) 895-9938 FAX

GERALD D. STROOP, JR., PSM. No. 4679

DRAWN:  Kansas City, MO

DATE: 02/03/2020

JOB: N/A
CONSENT AND JOINDER

THIS CONSENT AND JOINDER, made and given this 19th day of February, 2020, by BEST PRIZE PROPERTY, LLC, a Florida limited liability company, whose mailing address is 1651 Whitfield Avenue, Suite 200, Sarasota, Florida 34243, (hereinafter the Mortgagee), being the owner and holder of a Mortgage dated December 1, 2011, made by UPPER MANATEE 288, LLC, a Florida limited liability company, whose mailing address is 1651 Whitfield Avenue, Suite 200, Sarasota, Florida 34243, (hereinafter the Mortgagor), in favor of Mortgagee, which Mortgage has been recorded in Official Records Book 2400 Page 4903, and modified by Mortgage and Security Agreement Modification and Renewal Agreement recorded in Official Records Book 2561 Page 5903, of the Public Records of Manatee County, Florida (hereinafter the Mortgage), and encumbers real property.

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, for good and valuable consideration, has or will obtain from the Mortgagor a Permanent Utility Easement (hereinafter the Easement), encumbering the lands described in the Easement, to which this Consent and Joinder is attached.

WHEREAS, MANATEE COUNTY has requested the Mortgagee consent to and join in the Easement referenced above and incorporated herein by reference, and the Mortgagee hereby consents to and joins in same.

IN WITNESS WHEREOF, the Mortgagee has caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper agent thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law.

First Witness Signature

CHRIS TOPHER CHAVEZ
First Witness Printed Name

Second Witness Signature

Kathleen Anderson
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

Sworn to (or affirmed), acknowledged and subscribed before me by means of ☑ physical presence or ☐ online notarization this 19 day of February, 2020, by Carlos M. Beruff, as President of Land Experts, Inc, a Florida corporation, as Manager of Best Prize Property, LLC, a Florida limited liability company, on behalf of said company, who ☑ is personally known to me or who ☐ has produced ___________________________ as identification.

Affix seal below:

Notary Public Signature

Printed Name

Commission Number

Expiration Date